WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires: 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,700.00

Norman J Fosmire
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th

Angela A. Ramsey
Notary Public

MY COMMISSION EXPIRES: 5/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Norman J. Fosmire	MAGNA BANK	033040A02800CO
(NAME)	(NAME)	
28 Rolling Meadows	P.O. BOX 17257	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	MEMPHIS, TN 38187	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/06/08 10:05 2 pgs
Fees:13.00 Taxes:431.79

20080306-0022532

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RUBY JANE ANDREWS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NORMAN J. FOSMIRE AND WIFE, JUDITH A. FOSMIRE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 28, on the Final Plat of Rolling Meadows, Phase 1, Section 7, a Resubdivision of Lot 7, Section One, of Solitude Acres, of record in Plat Book 7900, Page 703, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Ruby Jane Andrews by deed from Lawrence E. Hunley and wife, Martha S. Hunley of record in Instrument Number 20001016-0102352, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6593, Page 194, as amended in Book 9319, Page 100, By laws of Rolling Meadows Townhomes Association in Book 6593, Page 242, Charter of Rolling Meadows Townhomes Association in Book 6595, Page 734 and in Book 8052, Page 513, and quitclaim of common areas to Rolling Meadows Townhomes Association in Book 9319, Page 104, all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to TVA Transmission Line Easement of record in Book 3248, Page 58, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer Easement of record in Book 5818, Page 658, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 28 Rolling Meadows, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this.

Ruby Jane Andrews
Ruby Jane Andrews

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruby Jane Andrews the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 29th day of February, 2008.

Commission expires: 8/23/09



Notary Public

When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075